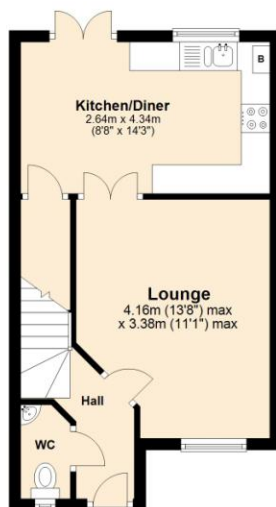
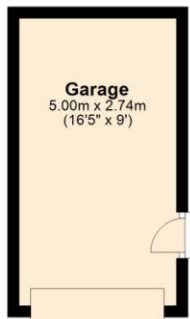


## Ground Floor

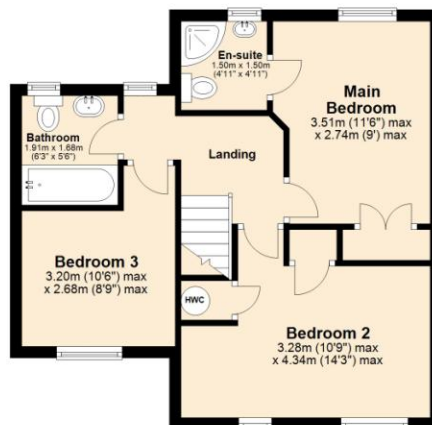
Approx. 32.1 sq. metres (345.1 sq. feet)



Total area: approx. 74.2 sq. metres (798.4 sq. feet)

## First Floor

Approx. 42.1 sq. metres (453.3 sq. feet)



## OUTSIDE

At the front of the property, there is a garden area enclosed by a picket fence. A driveway on the left-hand side, partially sheltered by a carport, leads to the garage, which includes a personnel door providing access to the garden. The garden can also be accessed through a side gate and is primarily laid to lawn, with a patio area adjacent to the kitchen/diner.

## AGENTS NOTE

Please be advised the images reflect the property during a previous tenancy.

## DIRECTIONS

Leave Dereham on the Yaxham Road at the traffic lights by Homebase turn right onto the A1075 and before the bridge turn right again into South Green. Turn left on to Russet Way and continue to the 'T' junction. Turn left and the property is almost immediately on the right-hand side.

## LOCAL AUTHORITY

Breckland

## COUNCIL TAX BAND

C

**Energy Efficiency Rating** Current C 73 Potential B 87



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Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.



Ideally located near the town centre and major road links, this link-detached property features a stylish kitchen/diner, a spacious 13'8 lounge and 3 bedrooms, including a main bedroom with an en-suite shower room and storage. Outside, you'll enjoy off-road parking, a garage and a south-facing enclosed garden.

**Russet Way**  
Dereham | Norfolk | NR19 1GX

**£1,000 pcm**

Link-detached 3 bedroom house, conveniently located for amenities and road links

3 bedrooms, including 2 with built-in storage

Main bedroom with en-suite and built-in storage

14'3 kitchen/diner with some integrated appliances and doors to the rear garden

Generous lounge off hallway

Ground floor WC and first floor bathroom and en-suite

Gas central heating and double glazing

Garage and driveway parking

South-facing rear garden with patio

Available Mid-August 2024!

